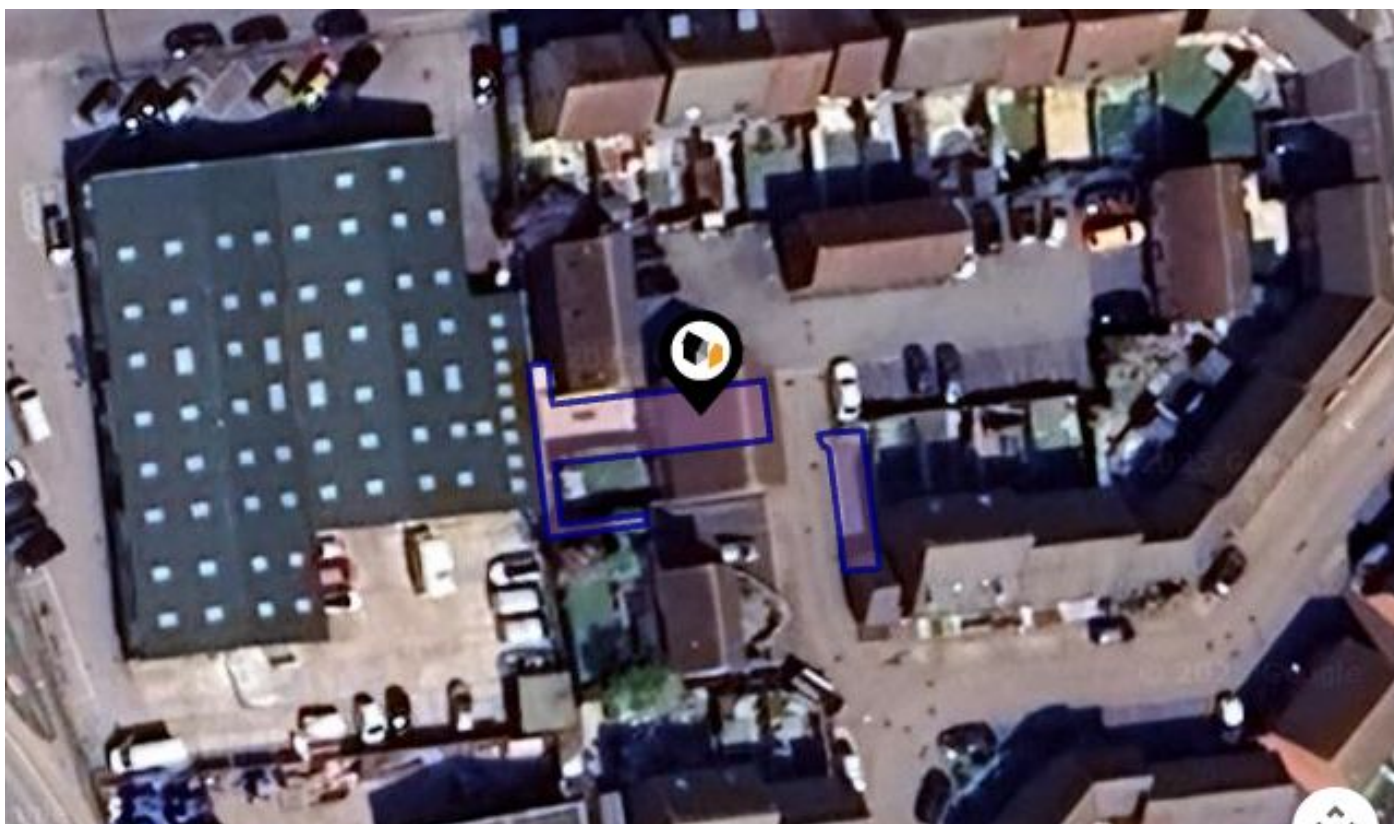




MIR: Material Info

The Material Information Affecting this Property

Tuesday 23rd September 2025



PEPLOE WAY, BRIDGWATER, TA6

Cooper and Tanner

32 High Street Shepton Mallet BA4 5AS

01749 372200

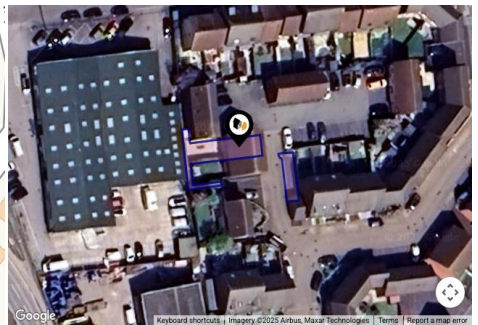
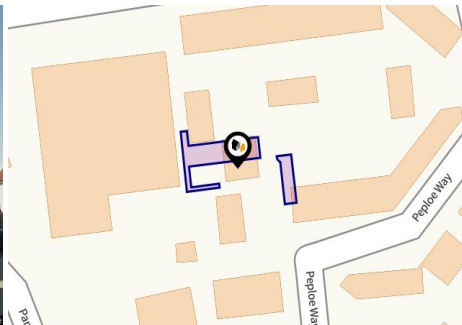
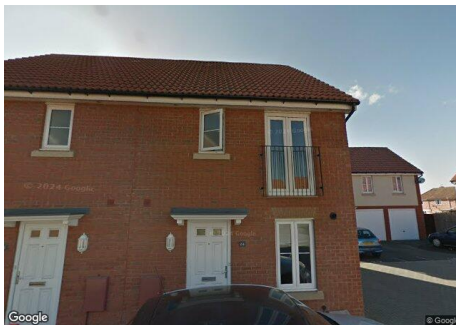
sheptonmallet@cooperandtanner.co.uk

cooperandtanner.co.uk



Property Overview

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.04 acres		
Year Built :	2013		
Council Tax :	Band B		
Annual Estimate:	£1,897		
Title Number:	ST312340		

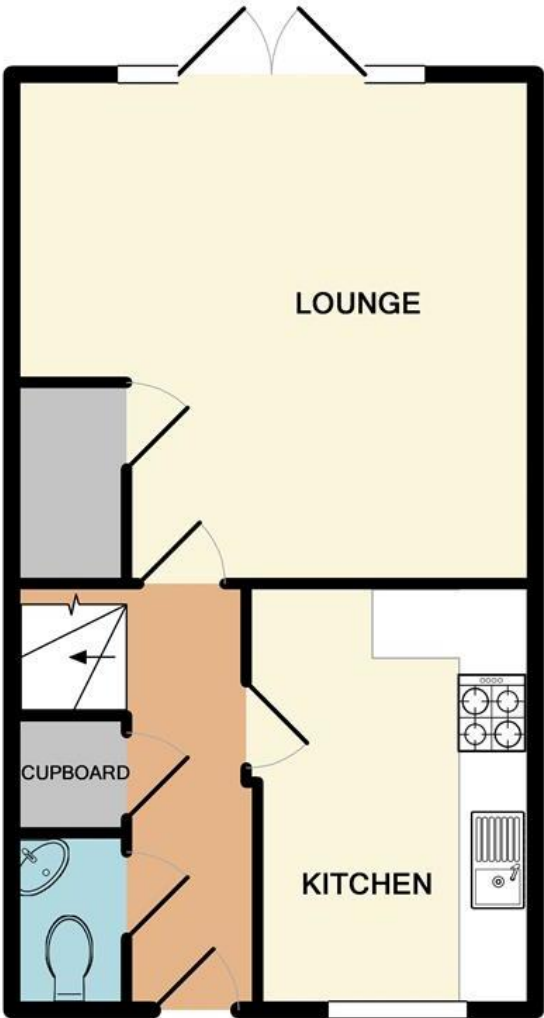
Local Area

Local Authority:	Somerset	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Low	15	49	1800
• Surface Water	Very low	mb/s	mb/s	mb/s
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				

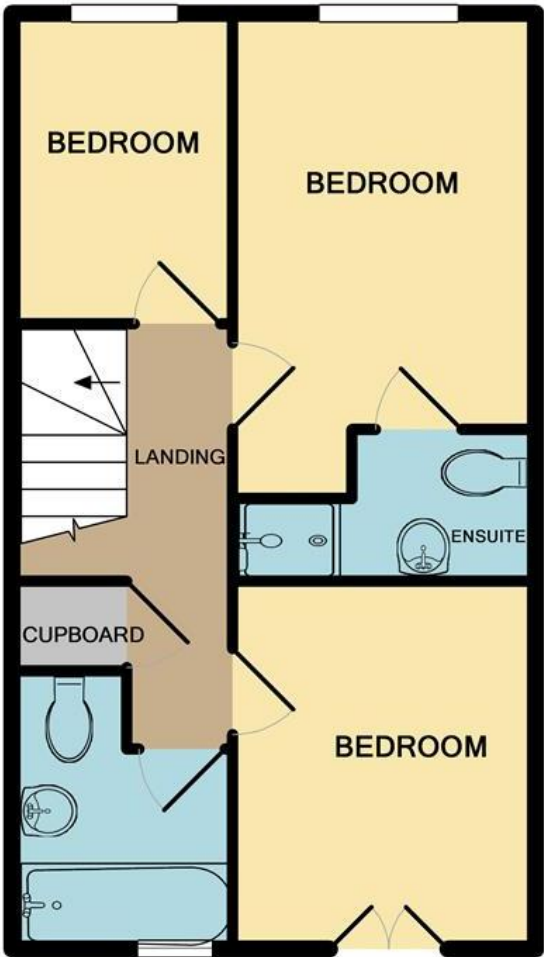




PEPLOE WAY, BRIDGWATER, TA6



GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)

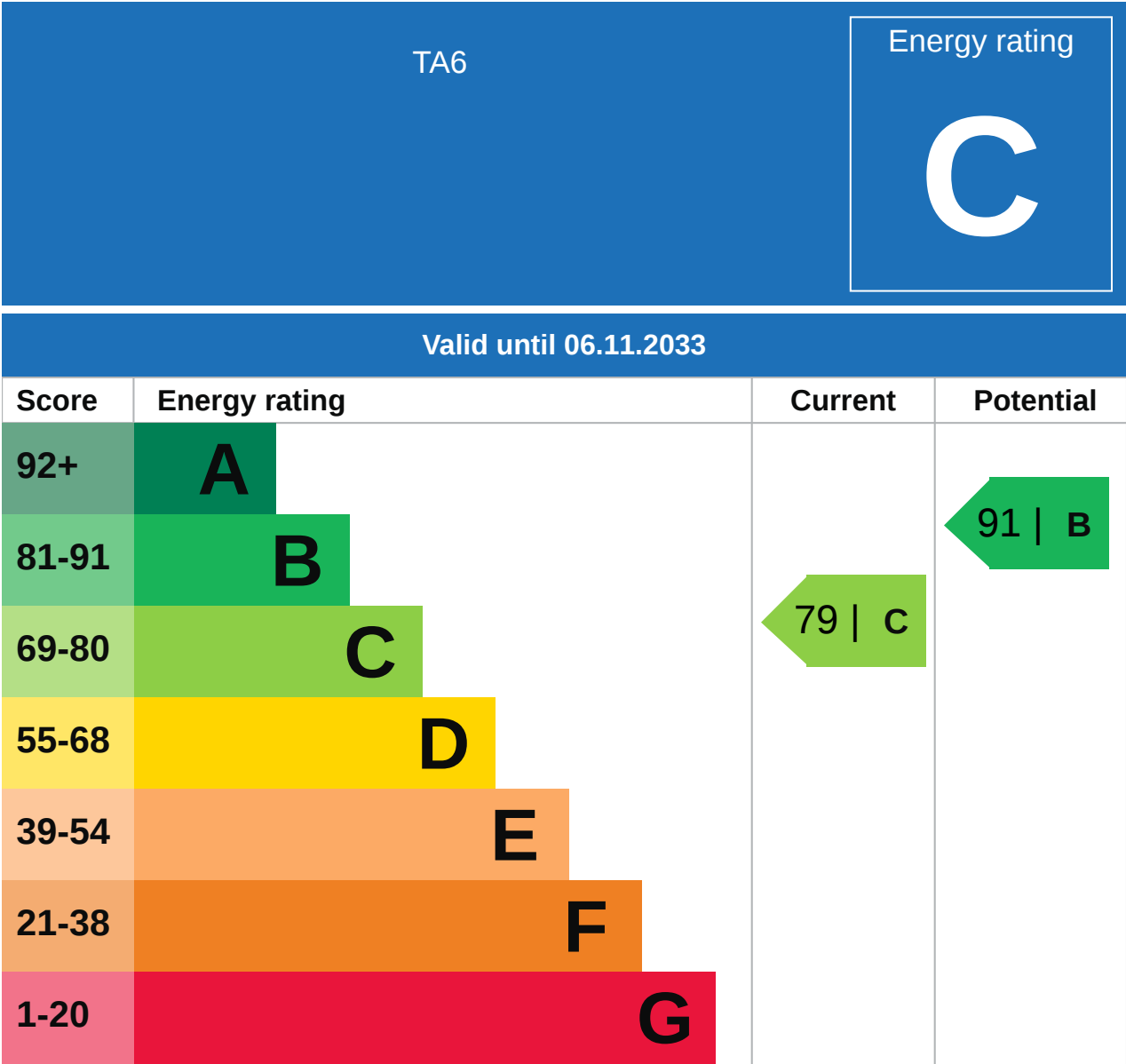


1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 799 SQ.FT. (74.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018





Property

EPC - Additional Data

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Additional EPC Data

Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Very Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	78 m ²

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We are estate and letting agents, auctioneers and surveyors. Providing specialist advice on residential, agricultural and commercial property as well as livestock, agricultural machinery and antiques. We are proudly a multi-discipline practice that covers a diverse range of services. The firm has been established for over 100 years, and we continue to evolve and adapt our business to meet the needs of our clients while honouring our rich history. We operate from twelve locations throughout Somerset and Wiltshire. Within the towns and nearby villages of Bridgwater, Castle Cary, Cheddar, Frome, Glastonbury, Midsomer Norton, Shepton Mallet, Standerwick, Street, Warminster, Wedmore and Wells. Covering some beautiful areas such as the Mendip Hills, Somerset Levels, Wiltshire Downs, Chew Valley, Cam Valley and the Blackmore Vale. Our professional and valuation services stretch beyond and cover some of the larger conurbations of Bristol, Bath, Salisbury, Yeovil, Taunton, and Trowbridge. We are regulated by the Royal Institution of Chartered Surveyors (RICS) and Property Mark (NAEA). If you have any queries, please contact any of our offices – you will receive a warm and professional welcome.

Testimonial 1



Fantastic Service from Cooper & Tanner in Shepton Mallet! As a mortgage broker, i deal with a lot of estate agents and things can be cut throat and very non personable. I was helping a vulnerable client purchase his forever home and he was completely unsavvy with this world so i was concerned for him getting through the process, however, Andrea was absolutely amazing. She kept us completely up to date and was ALWAYS available for support!

Testimonial 2



I have just completed today on the sale of my parents property in Shepton Mallet and I wanted to give a glowing review to Copper and Tanner who have been fantastic throughout. They are professional, friendly and helpful. They kept us up to date and often went above and beyond what was required of an estate agent. We needed to sell the house to pay for care home fees for my our Mum which has been hard work especially as we don't live in Shepton.

Testimonial 3



Our experience with the lettings team at Cooper and Tanner was fantastic. We dealt with Lauren mainly, who was always happy to take our questions to the landlords and came back promptly with the answers for us. She was always polite and professional when we met her for viewings and has been a pleasure to deal. She made the whole process from finding somewhere that would accept a dog, to offer acceptance, referencing and finally the move in day. Thank you.

Testimonial 4



Chris, Andrea, Sally and Lucy were a pleasure to deal with during my conveyancing process. They were knowledgeable and communicated well, keeping informed of developments and doing everything possible for completion to happen. Many thanks to the whole team.



/cooperandtanner



/cooper_and_tanner/

Building Safety

The vendor has made us aware that, to the best of their knowledge:-
there is no asbestos present at the property
there is no unsafe cladding present at the property;
there is no invasive plants at the property.
the property is not at risk of collapse.

Accessibility / Adaptions

The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants

This property may contain restrictive covenants- please refer to the land registry title number provided in the property overview and seek further advice from a property conveyancer if required.

Rights of Way (Public & Private)

The vendor has advised there are no rights of way across the property.

Construction Type

As far as the vendor is aware the property was constructed traditionally.

Property Lease Information (if applicable)

The property is Freehold.

Listed Building Information (if applicable)

Not applicable

Electricity Supply

We have been advised by the seller there is a mains electricity supply to the property.

Water Supply

We have been advised by the seller there is a mains water supply connected to the property

Gas Supply

We have been advised by the seller that there is no gas supply to the property

Drainage

We have been advised by the seller the property is connected to private drainage

Heating System

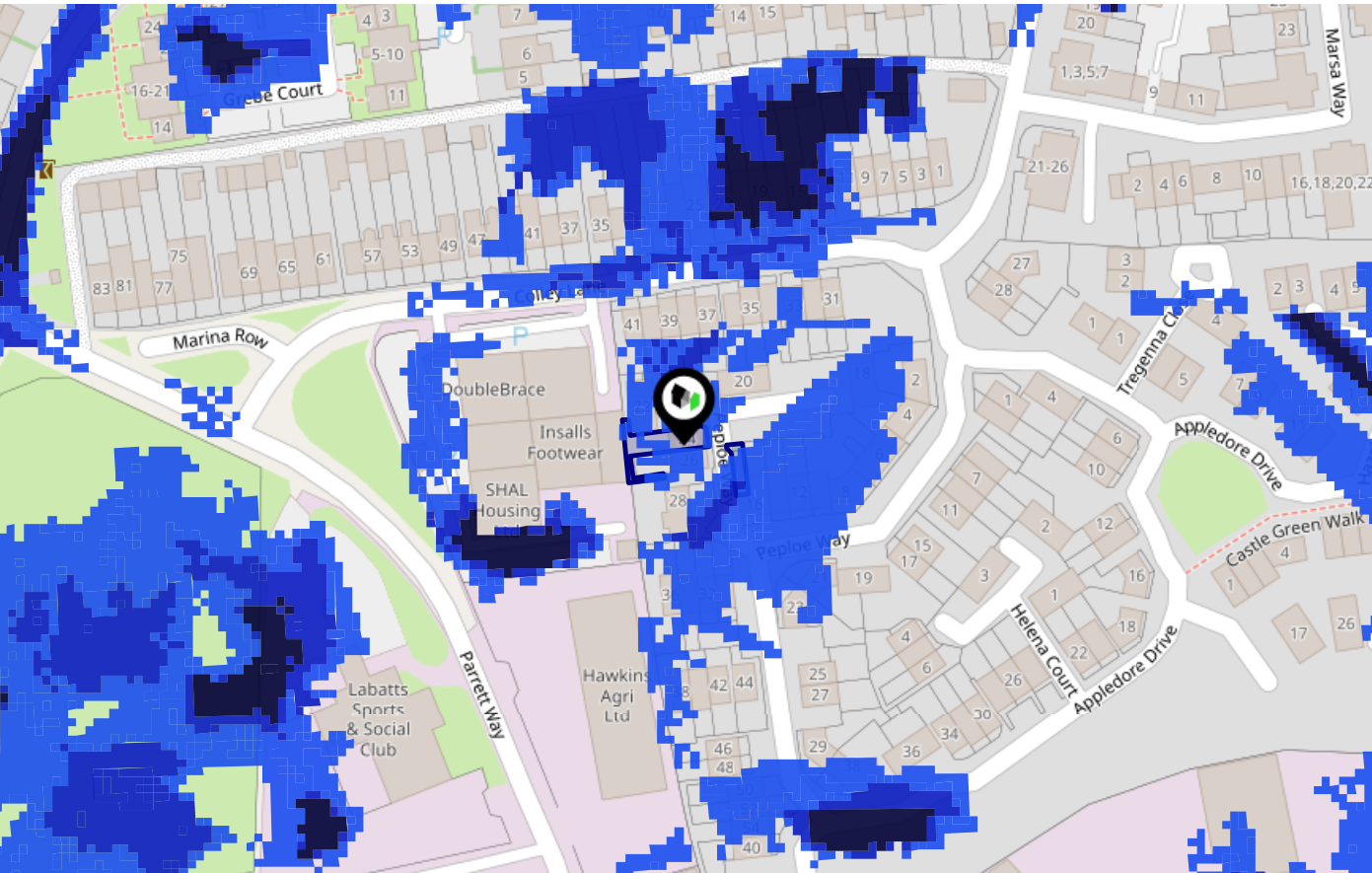
We have been advised by the seller that the heating is provided by Oil.

Flood Risk

Surface Water - Flood Risk

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

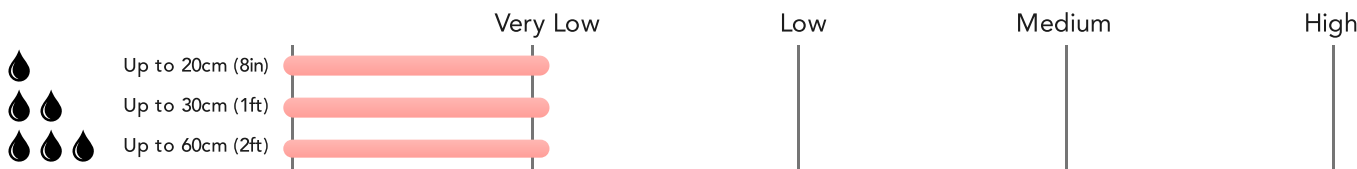


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

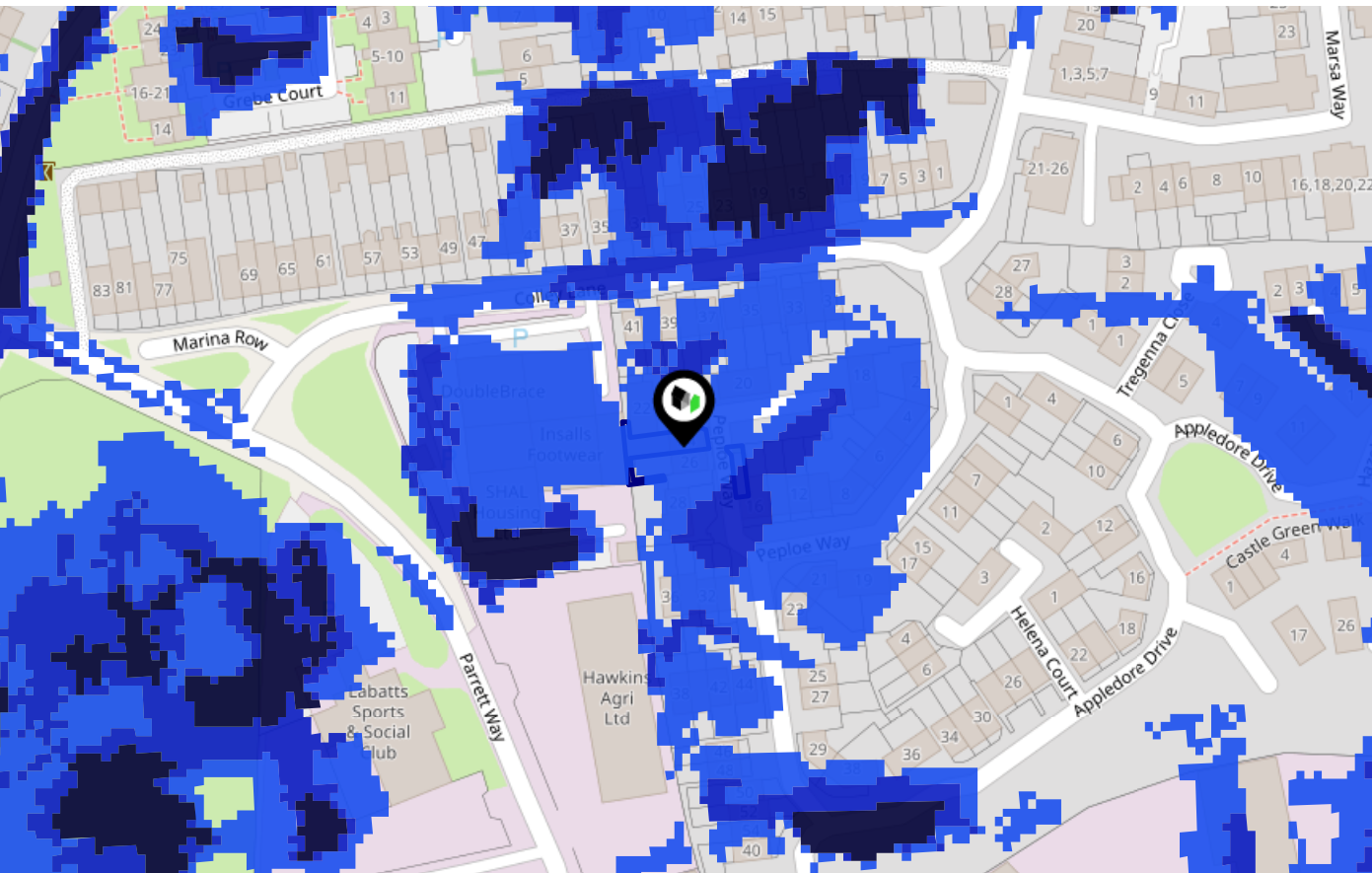


Flood Risk

Surface Water - Climate Change

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This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

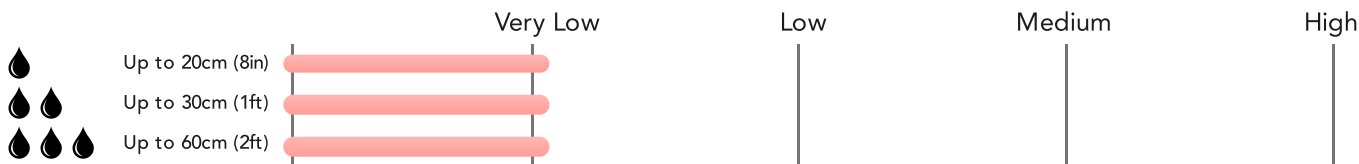


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



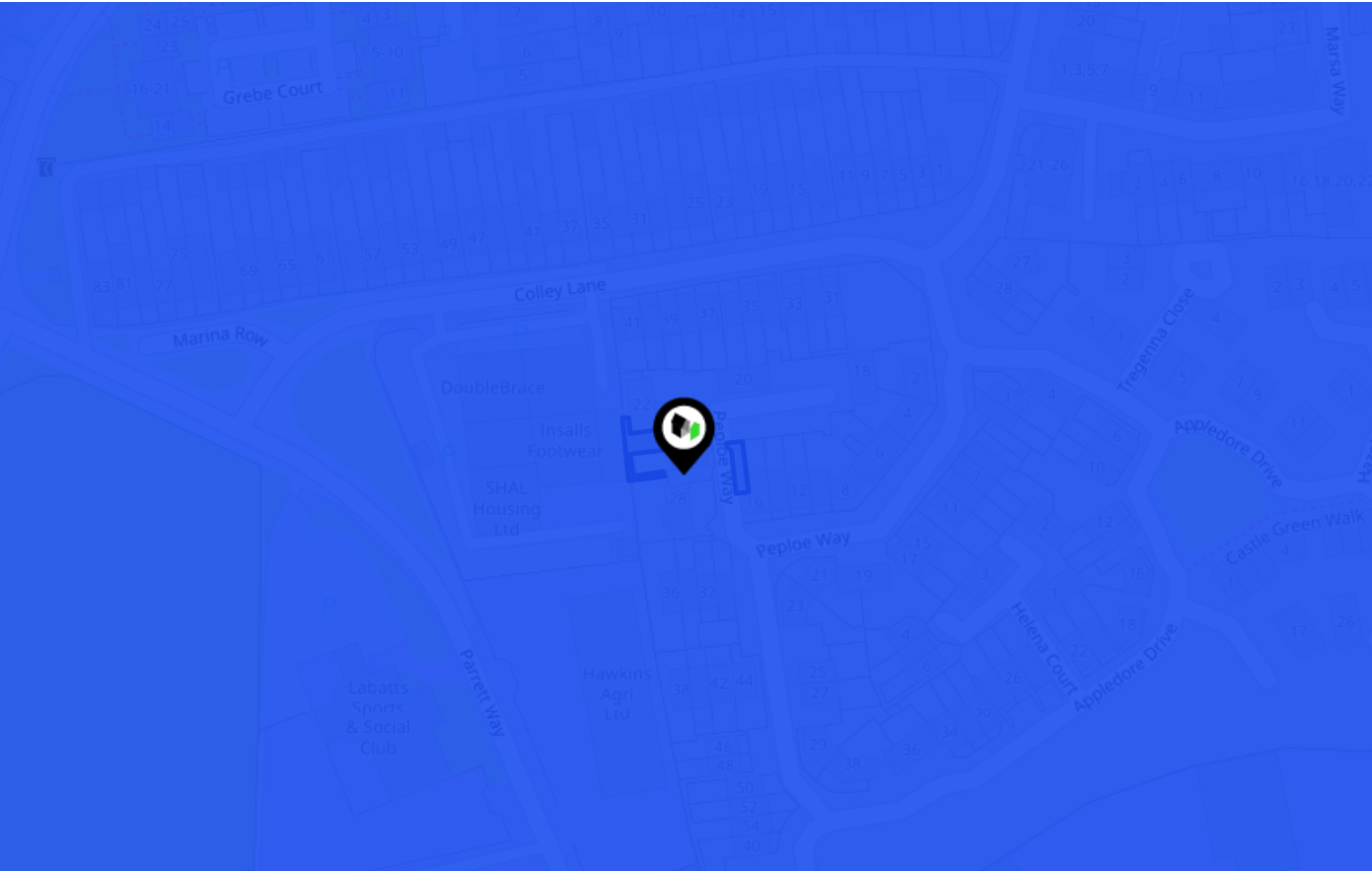
MIR - Material Info

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

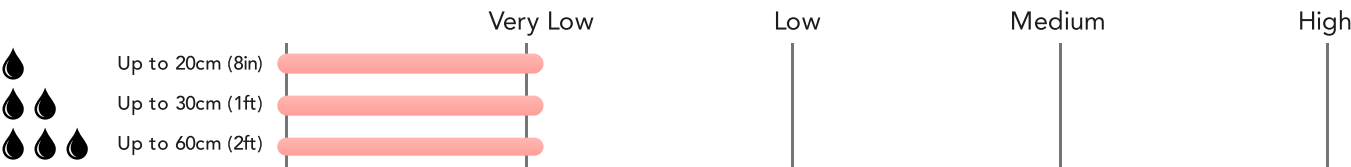


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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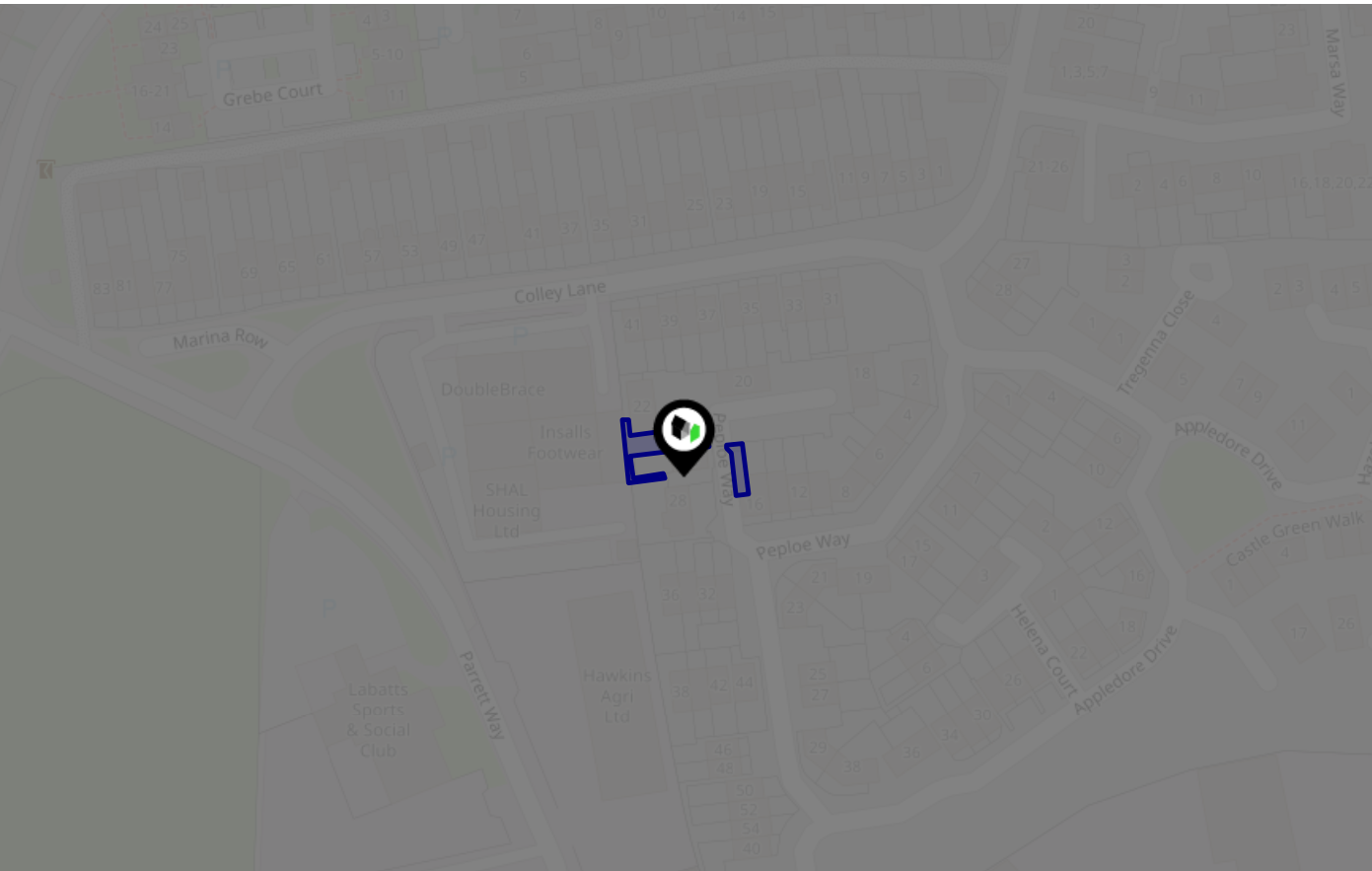
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

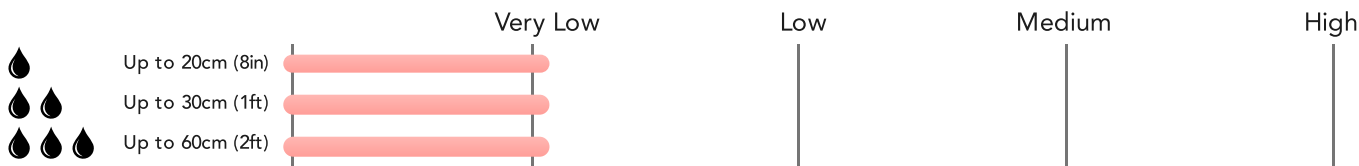


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

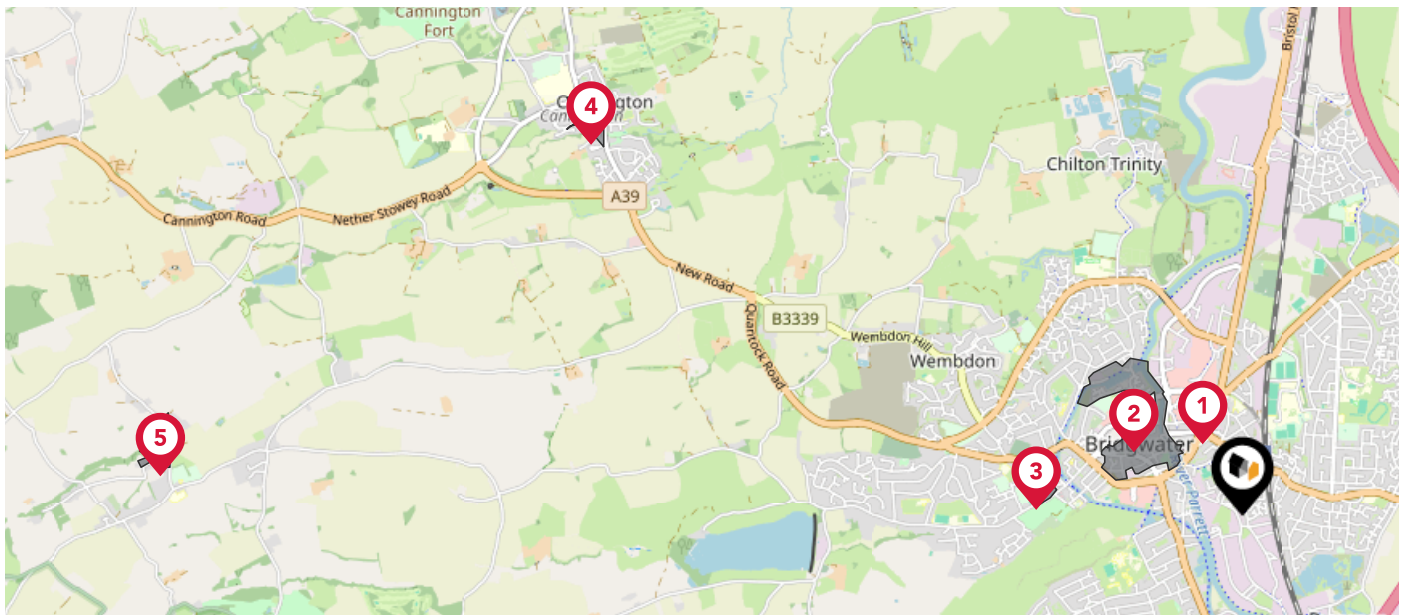


Maps

Conservation Areas

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This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

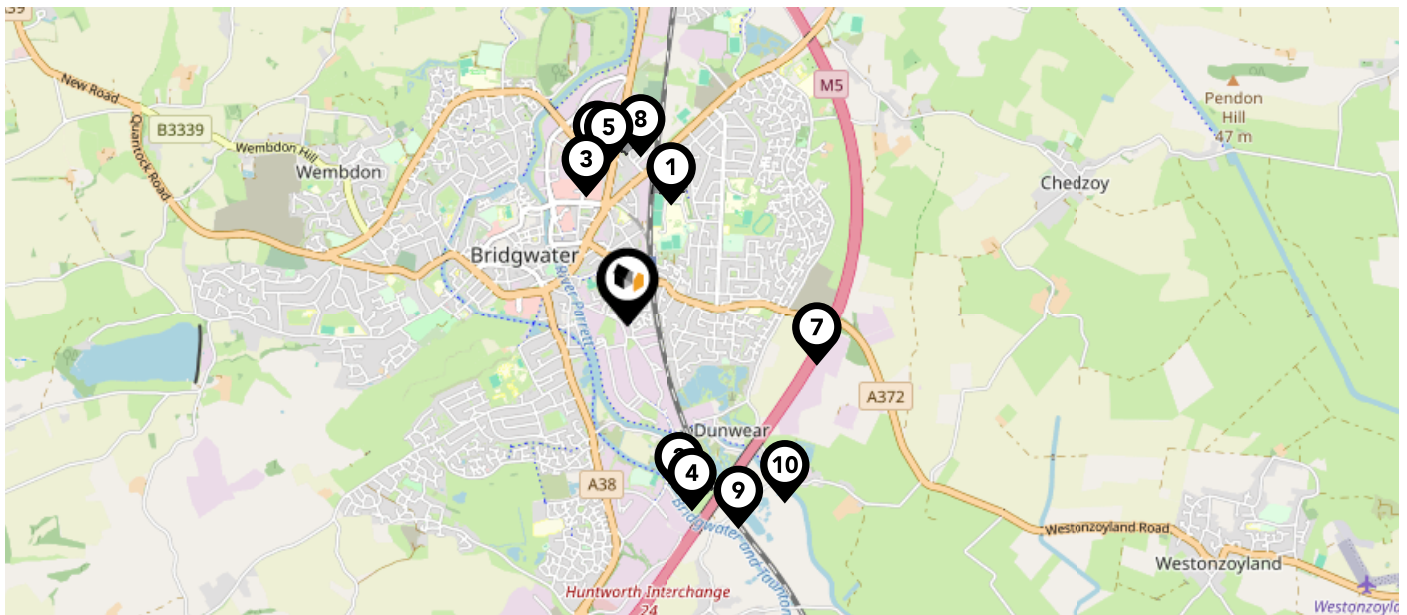
-  Bridgwater St John's
-  Bridgwater Central Area and Dock
-  Bridgwater Northfield
-  Cannington
-  Spaxton

Maps

Landfill Sites

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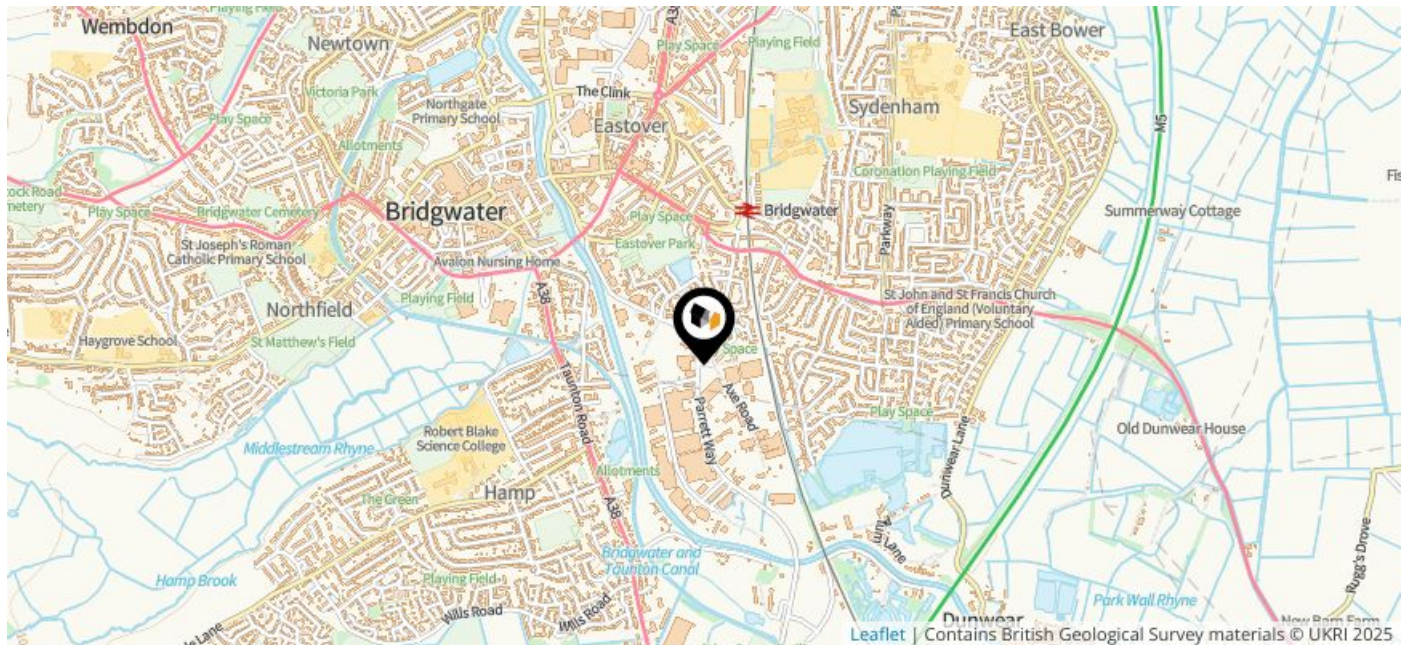
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Bath Road-Bridgewater	Historic Landfill	
2	Haul Waste-Somerset Bridge Tip, Bridgewater, Somerset	Historic Landfill	
3	The Leggar-Sydenham, Bridgewater	Historic Landfill	
4	Somerset Bridge Refuse Tip-Bridgewater, Somerset	Historic Landfill	
5	Pit off The Drove-Bridgewater, Somerset	Historic Landfill	
6	Land at Bristol Road-Bridgewater, Somerset	Historic Landfill	
7	Site Near M5 Westonzoyland Road-Bridgewater, Somerset	Historic Landfill	
8	Bristol Road-Bridgewater	Historic Landfill	
9	Screech Owl Nature Reserve-Huntworth, Bridgewater, Somerset	Historic Landfill	
10	Dunwear Landfill Site-Dunwear Depot, Bridgewater, Dunwear, Somerset	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

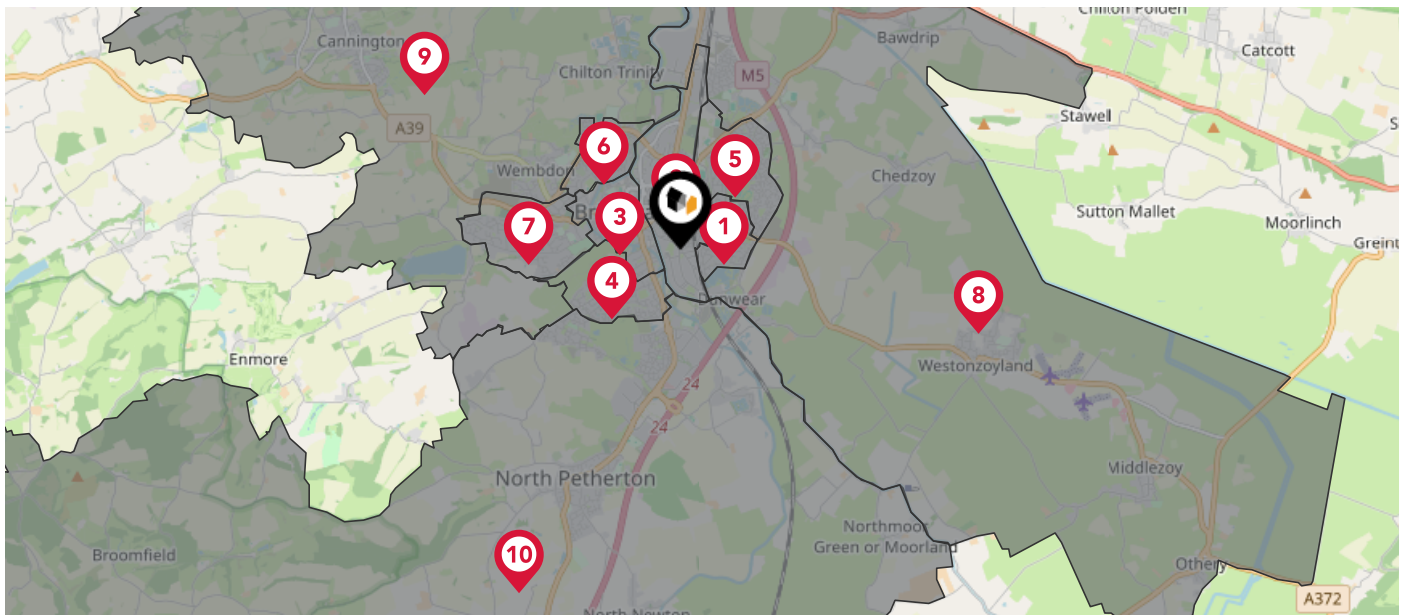
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Council Wards

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The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

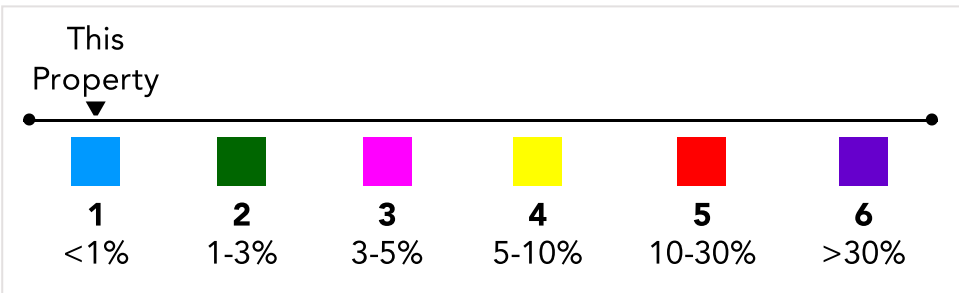
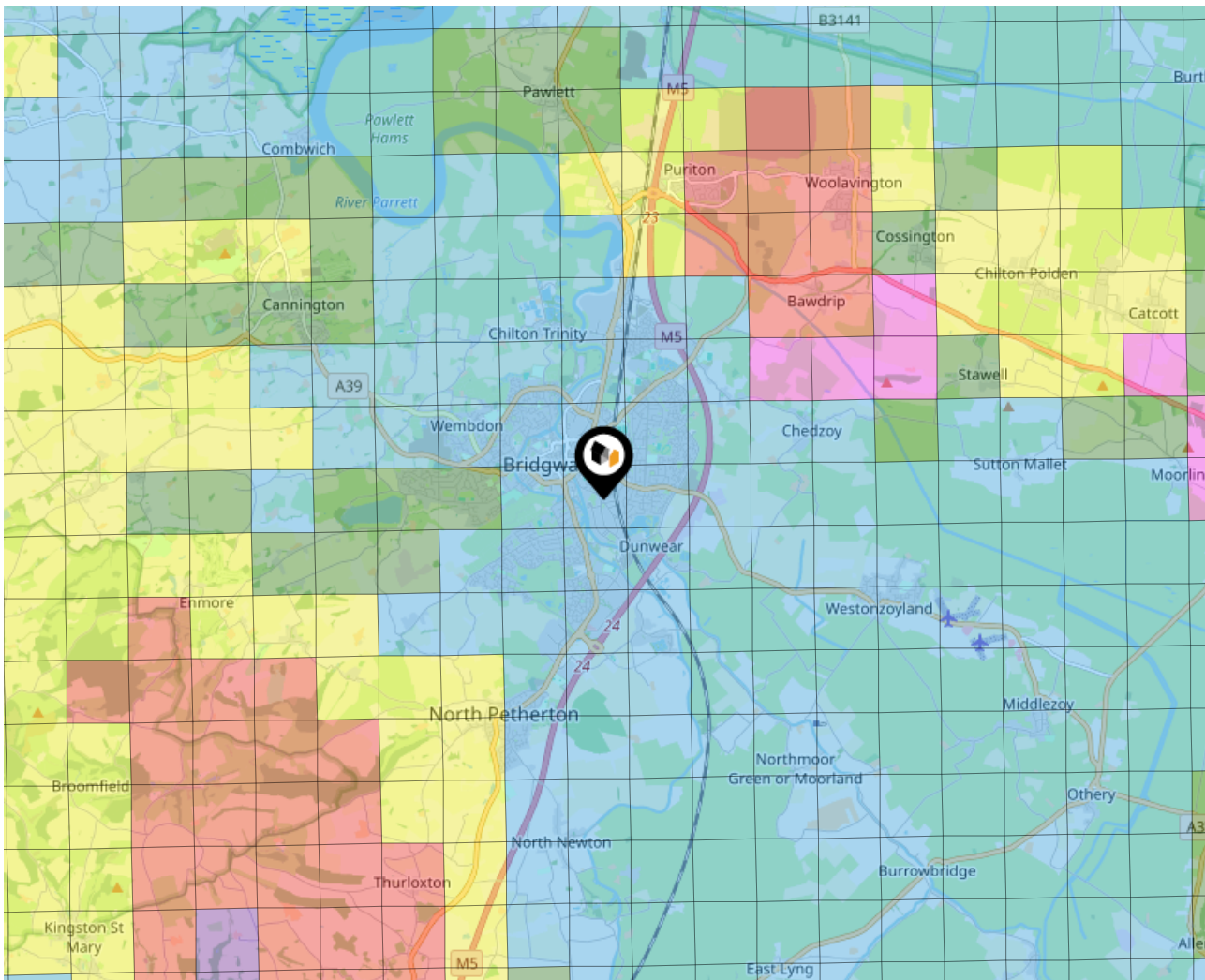


Nearby Council Wards

- 1 Bridgwater Dunwear Ward
- 2 Bridgwater Eastover Ward
- 3 Bridgwater Westover Ward
- 4 Bridgwater Hamp Ward
- 5 Bridgwater Fairfax Ward
- 6 Bridgwater Victoria Ward
- 7 Bridgwater Wyndham Ward
- 8 King's Isle Ward
- 9 Cannington and Wembdon Ward
- 10 North Petherton Ward

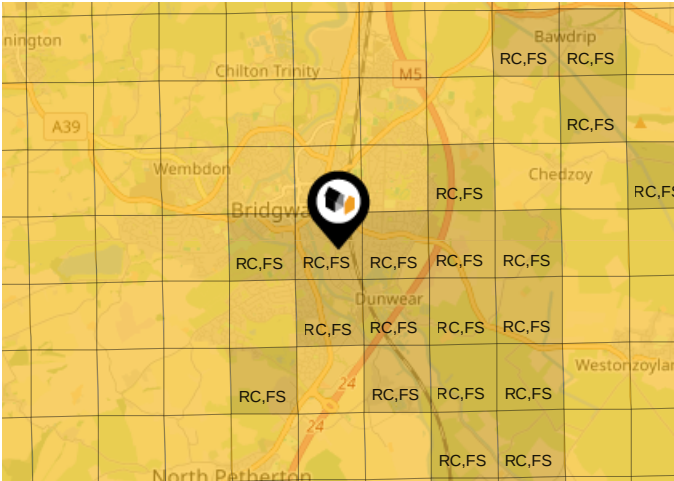
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	VARIABLE	Soil Texture:	LOAM TO CLAY
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO HEAVY		

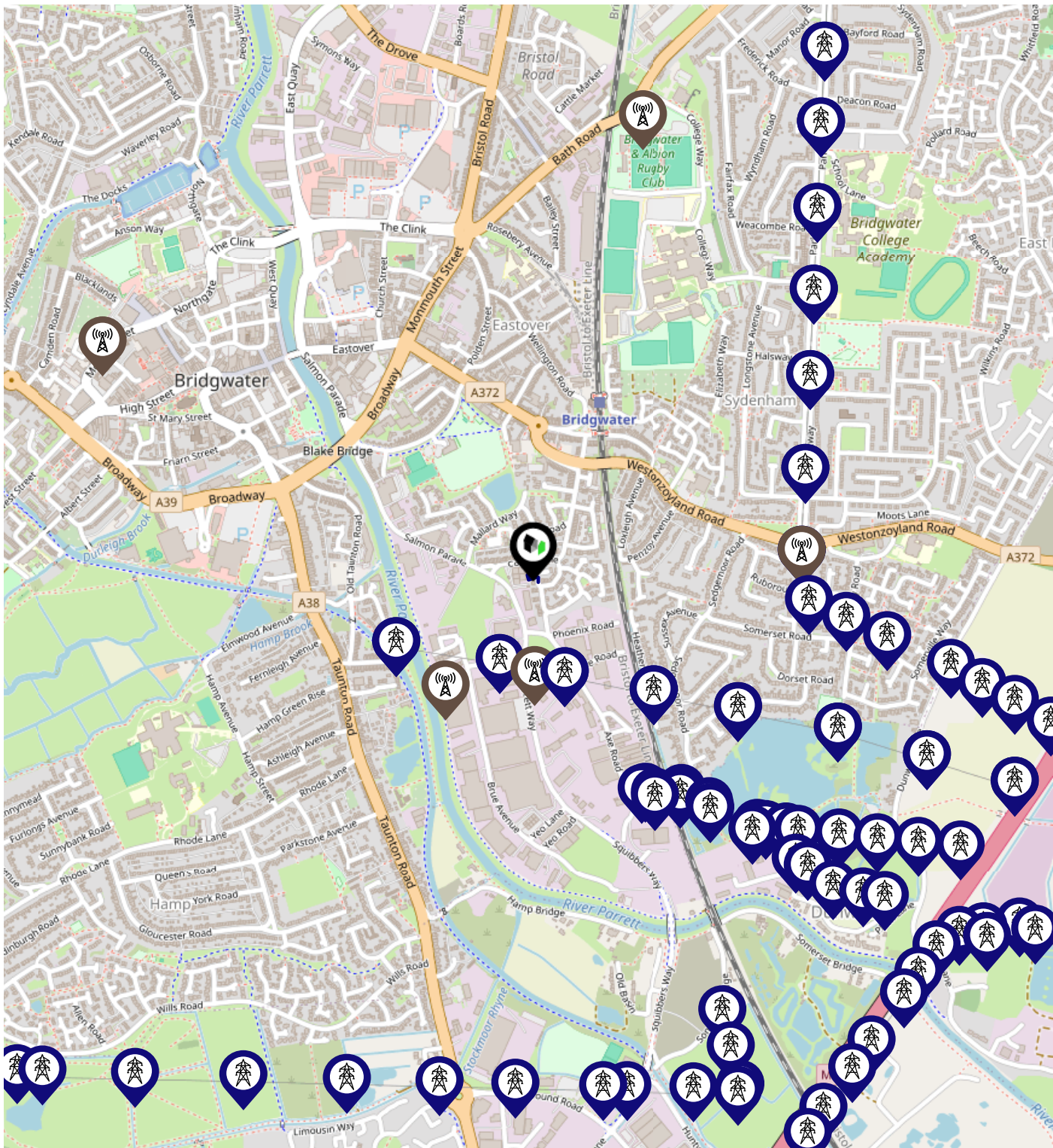


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area Masts & Pylons

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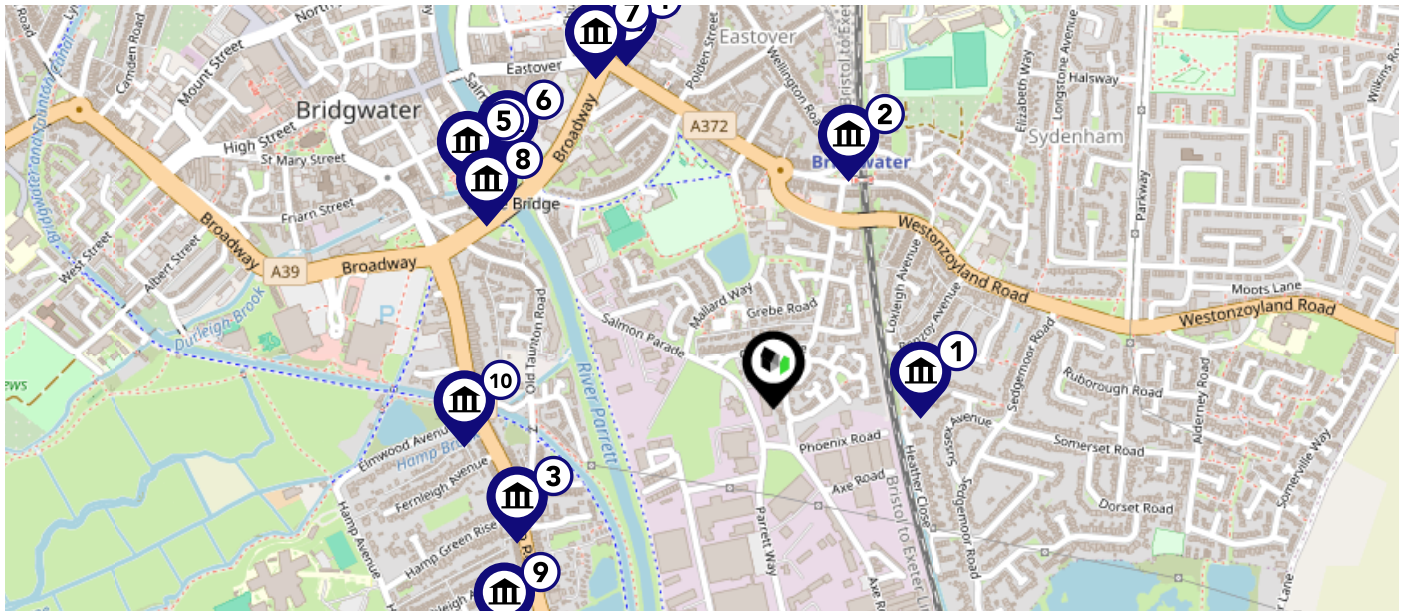
- Key:**
-  Power Pylons
 -  Communication Masts

Maps

Listed Buildings

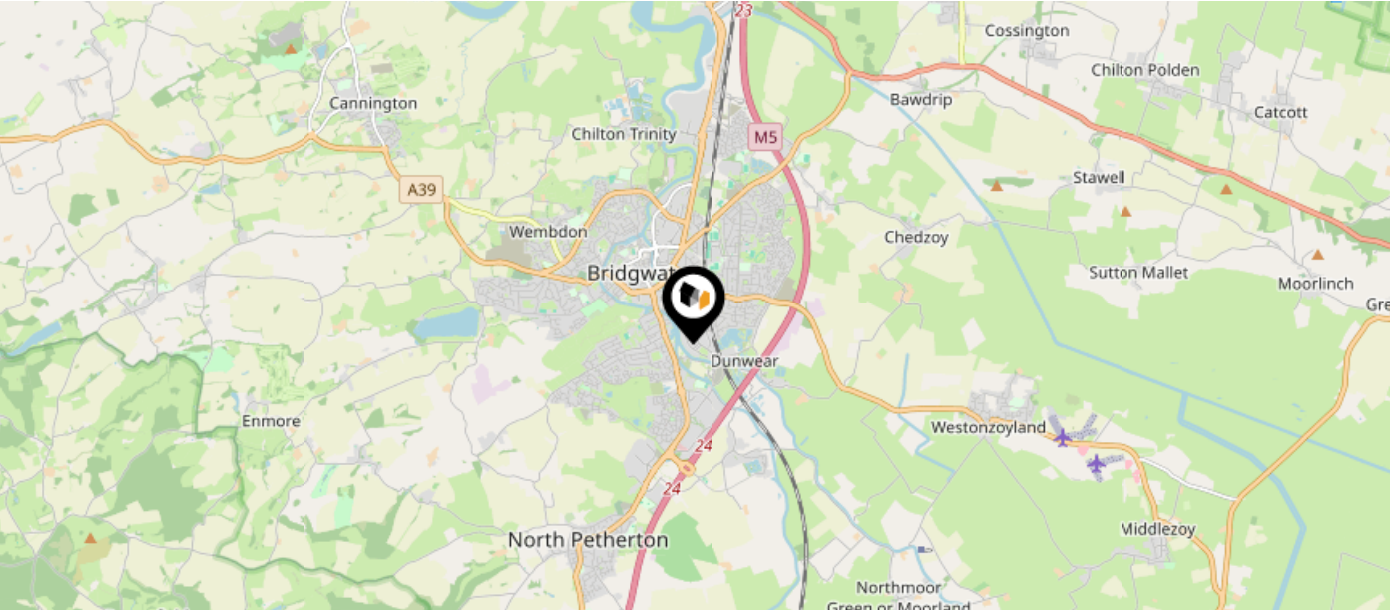
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This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



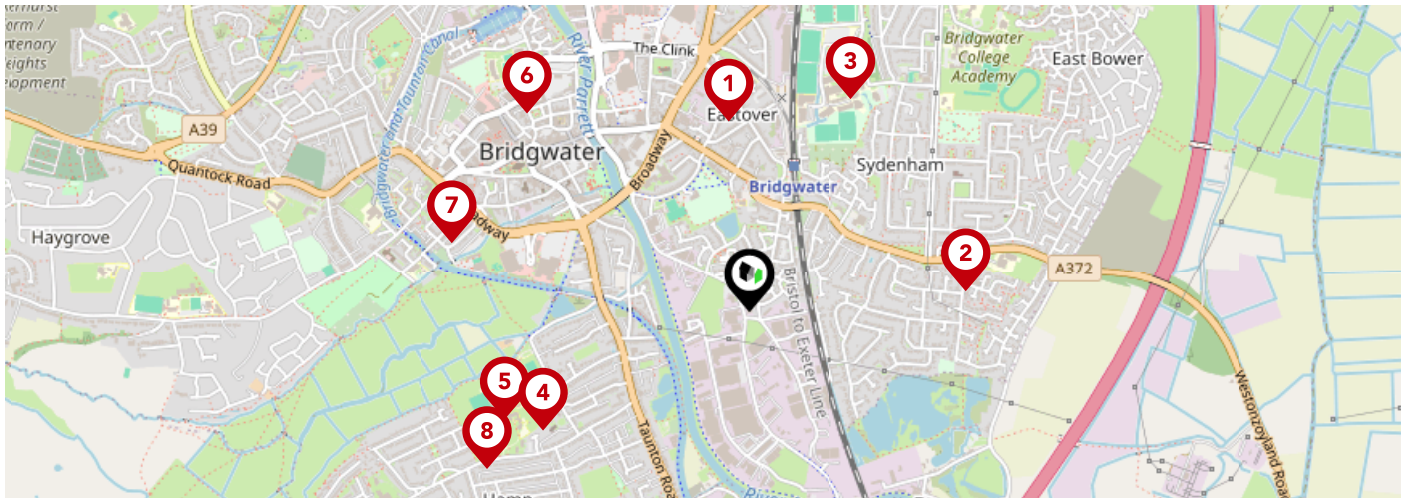
Listed Buildings in the local district		Grade	Distance
	1119701 - Bridge Farmhouse	Grade II	0.2 miles
	1187364 - Bridgwater Railway Station	Grade II	0.3 miles
	1298776 - Old Toll House	Grade II	0.3 miles
	1187692 - St John's House And Attached Brick Wall To The Rear	Grade II	0.4 miles
	1297182 - Summer House In Blake Gardens	Grade II	0.4 miles
	1187299 - Bridgwater Hospital (centre Block Only)	Grade II	0.4 miles
	1297165 - 5, Monmouth Street	Grade II	0.4 miles
	1297181 - Brick Parapet In Blake Gardens Along The Riverbank	Grade II	0.4 miles
	1297136 - 128 And 130, Taunton Road	Grade II	0.4 miles
	1197418 - Taunton Road Bridge, Bridgwater And Taunton Canal, At St 3006 3648	Grade II	0.4 miles

This map displays nearby areas that have been designated as Green Belt...

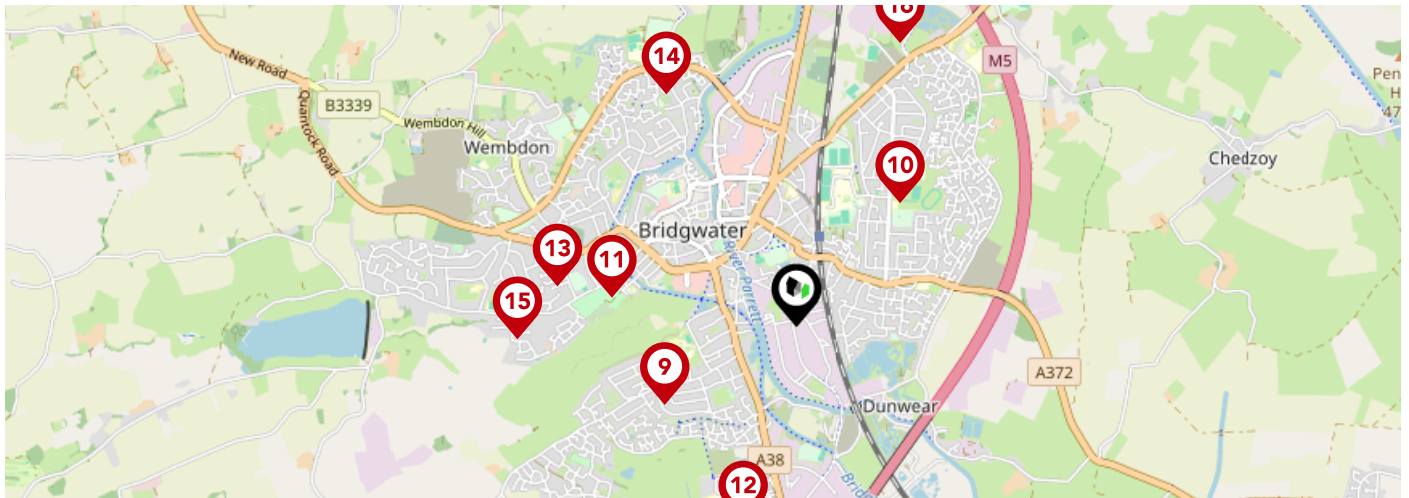


Nearby Green Belt Land

No data available.



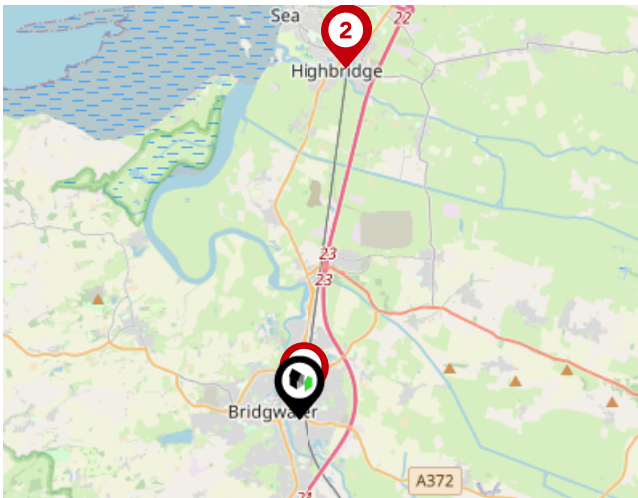
		Nursery	Primary	Secondary	College	Private
1	Eastover Primary School Ofsted Rating: Good Pupils: 412 Distance:0.44	☐	☒	☐	☐	☐
2	St John and St Francis Church School Ofsted Rating: Good Pupils: 405 Distance:0.51	☐	☒	☐	☐	☐
3	Bridgwater and Taunton College Ofsted Rating: Good Pupils:0 Distance:0.55	☐	☐	☒	☐	☐
4	Polden Bower School Ofsted Rating: Good Pupils: 223 Distance:0.55	☐	☐	☒	☐	☐
5	Robert Blake School Ofsted Rating: Requires improvement Pupils: 1046 Distance:0.62	☐	☐	☒	☐	☐
6	Northgate Primary School Ofsted Rating: Good Pupils: 256 Distance:0.69	☐	☒	☐	☐	☐
7	The Bridge School Sedgemoor Ofsted Rating: Good Pupils: 59 Distance:0.71	☐	☐	☒	☐	☐
8	Hamp Nursery and Infants' School Ofsted Rating: Good Pupils: 273 Distance:0.71	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Hamp Academy Ofsted Rating: Good Pupils: 329 Distance:0.71	☐	☒	☐	☐	☐
10	Bridgwater College Academy Ofsted Rating: Requires improvement Pupils: 1595 Distance:0.75	☐	☒	☒	☐	☐
11	Westover Green Community School and Autism Centre Ofsted Rating: Good Pupils: 405 Distance:0.87	☐	☒	☐	☐	☐
12	Somerset Bridge Primary School Ofsted Rating: Good Pupils: 408 Distance:0.96	☐	☒	☐	☐	☐
13	St Joseph's Catholic Primary School, Bridgwater Ofsted Rating: Good Pupils: 206 Distance:1.13	☐	☒	☐	☐	☐
14	Chilton Trinity School Ofsted Rating: Requires improvement Pupils: 970 Distance:1.24	☐	☐	☒	☐	☐
15	Haygrove School Ofsted Rating: Good Pupils: 1066 Distance:1.3	☐	☐	☒	☐	☐
16	Willowdown Primary School Ofsted Rating: Requires improvement Pupils: 307 Distance:1.4	☐	☒	☐	☐	☐

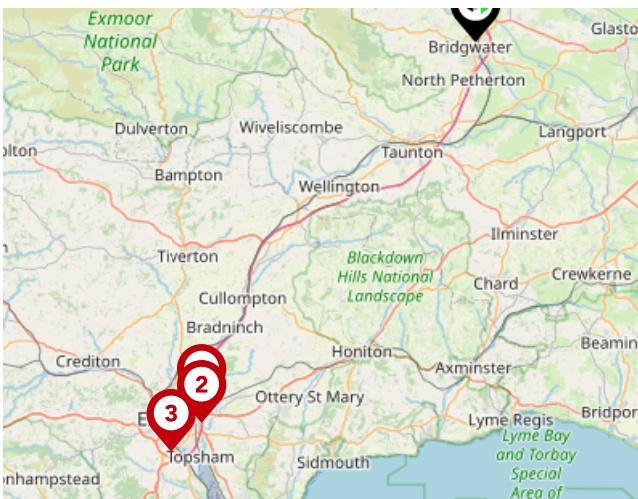
Area Transport (National)

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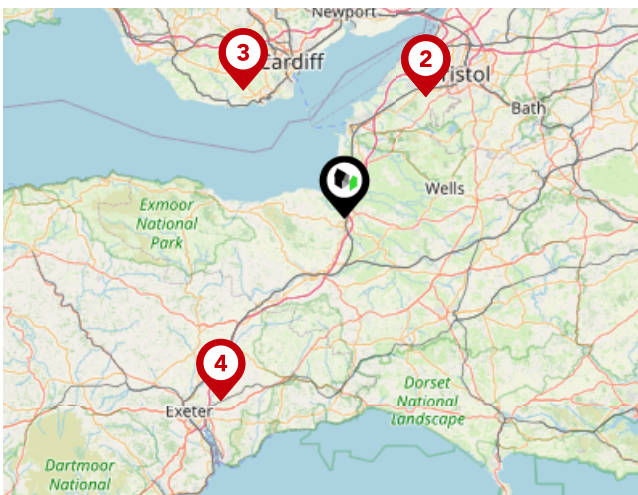
National Rail Stations

Pin	Name	Distance
1	Bridgwater Rail Station	0.29 miles
2	Highbridge & Burnham-on-Sea Rail Station	6.58 miles
3	Highbridge & Burnham-on-Sea Rail Station	6.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J29	34.13 miles
2	M5 J30	35.11 miles
3	M5 J31	38.23 miles



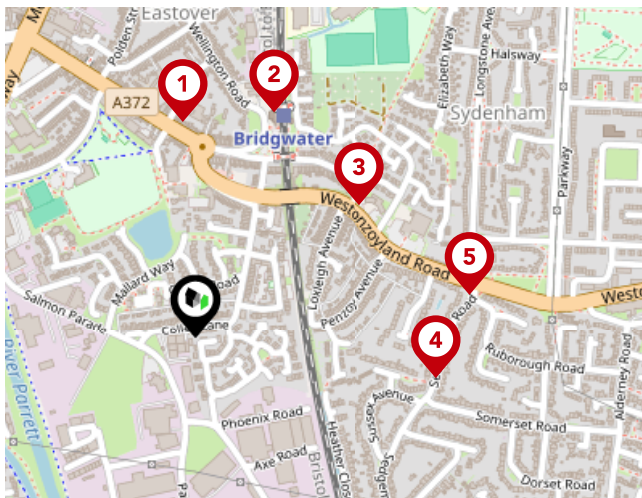
Airports/Helipads

Pin	Name	Distance
1	Bristol Airport	21.88 miles
2	Felton	21.88 miles
3	Cardiff Airport	24.19 miles
4	Exeter Airport	32.87 miles

Area

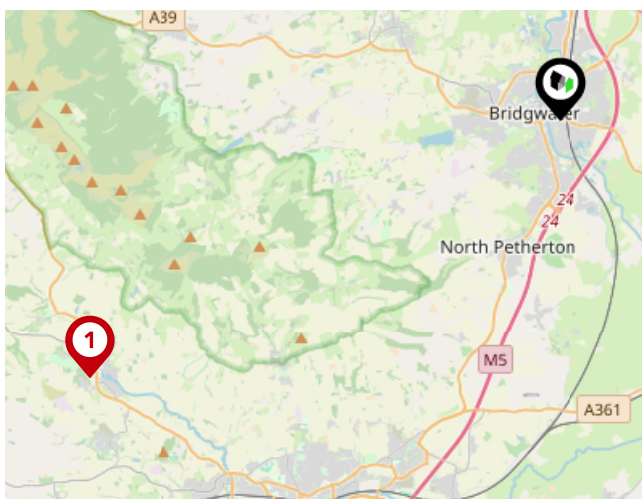
Transport (Local)

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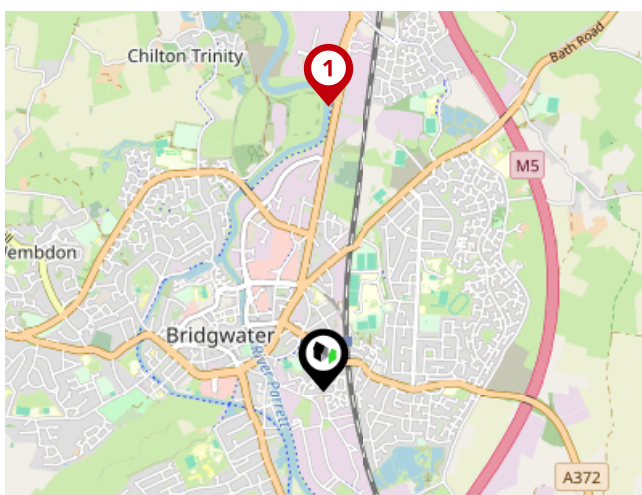
Bus Stops/Stations

Pin	Name	Distance
1	St John Street	0.25 miles
2	Railway Station	0.28 miles
3	Redgate Medical Centre	0.25 miles
4	Sedgemoor Road	0.28 miles
5	Sedgemoor Road	0.32 miles



Local Connections

Pin	Name	Distance
1	Bishops Lydeard (West Somerset Railway)	10 miles

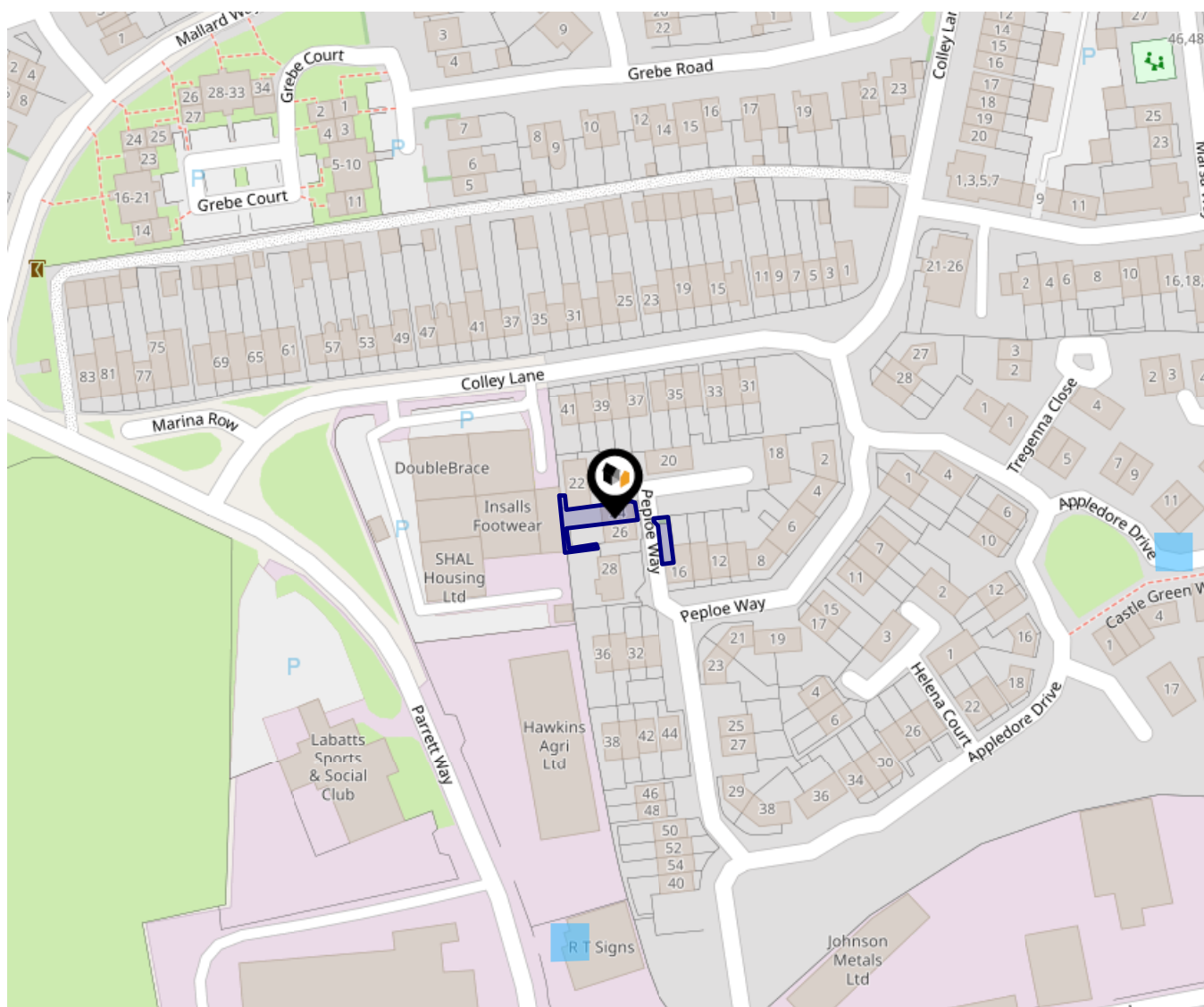


Ferry Terminals

Pin	Name	Distance
1	Bridgewater Ferry Terminal	1.32 miles

Local Area Road Noise

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This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Cooper and Tanner

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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